

TRANSFER
TAX
PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,
023559

That ROBERT A. ROSENTHAL and RONA E. ROSENTHAL, husband and wife, both of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by MOTEL SERVICES, INC., a corporation duly established by law and having a place of business in, Waterville, in the County of Kennebec, and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said MOTEL SERVICES, INC., its successor/successors and assigns forever,

A certain lot or parcel of land with the buildings thereon situated on the westerly side of Main Street in said Waterville, and on the southerly side of Eustis Parkway, bounded and described as follows, to wit:

Beginning at an iron pin in the west line of Main Street and one hundred twenty-five feet (125') northerly of a stone bound at the intersection of the west line of Main Street and the north line of Johnson Heights; thence northerly in the west line of Main Street a distance of ninety-three and five tenths feet (93.5') to a pin in the corner of Main Street and Eustis Parkway; thence westerly in the south line of Eustis Parkway so called, a distance of ninety-five feet (95') to an iron pin; thence southerly and at right angles to said Eustis Parkway a distance of one hundred fifty feet (150') to an iron pin; thence easterly on line of rear of lots on Johnson Heights a distance of fifty-six feet (56'), more or less, to an iron pin; thence northeasterly in a straight line a distance of one hundred twenty-three and five tenths feet (123.5') to point begun at.

The above described parcel of land is conveyed subject to certain restrictions and covenants as recited in said deed from Lewis J. Rosenthal to Robert A. Rosenthal dated May 19, 1955, and recorded in said Kennebec County Registry of Deeds in Book 1003, Page 331, to which reference is made for a more particular description.

Subject also to a prior mortgage from Rona Rosenthal to Waterville Savings and Loan. The Grantee assumes the obligation to pay the balance due under the aforesaid mortgage.

Meaning and intending hereby to convey the premises acquired by the within Grantors, Robert A. Rosenthal and Rona E. Rosenthal, by deed of Rona E. Rosenthal dated May 12, 1989, and recorded in the Kennebec County Registry of Deeds.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said MOTEL SERVICES, INC., its successor/successors and assigns, to its and their use and behoof forever.

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And we do covenant with the said Grantee, its successor/successors and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantee, its successor/successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said ROBERT A. ROSENTHAL and RONA E. ROSENTHAL, each joining in this deed as Grantor, and each relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 28th day of September, in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered
in the presence of:

Martha E. Nichols

Robert A. Rosenthal

Martha E. Nichols

Rona E. Rosenthal

STATE OF MAINE
KENNEBEC, ss.

Dated: September 28, 1989

Personally appeared the above named ROBERT A. ROSENTHAL and RONA ROSENTHAL and acknowledged the above instrument to be their free act and deed.

Before me,

Natalie P. Bragg

Notary Public

Print Name:

My Commission Expires

Natalie P. Bragg
Notary Public

My Commission Expires
12/18/94

SEAL

RECEIVED KENNEBEC SS.

1989 OCT 11 AM 9:00

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ATTEST: Theresa Reed Mann
REGISTER OF DEEDS